







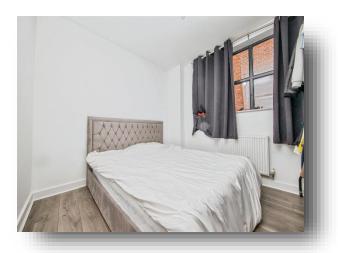


welcome to

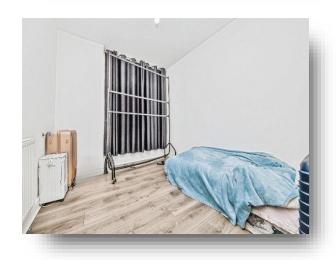
Crown House Southway, Colchester

This upper floor apartment is situated in the heart of Colchester, within walking distance of the city centre and train station. The property could be an ideal first time purchase or investment opportunity and an early viewing is advised.

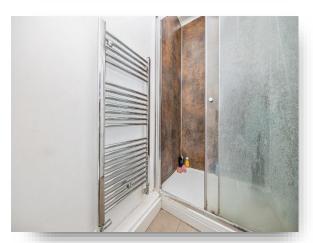












Communal Entrance Door To:

Communal Entrance Hall

With stairs to upper floors and door to:

Entrance Hall

Built-in storage cupboard, tiled flooring, doors to:

Kitchen / Lounge / Dining Room

18' 3" max x 12' 8" (5.56m max x 3.86m)
Two double glazed windows to side, radiator, ceiling spotlights, tiled flooring, range of base and eye level units, work surfaces, inset sink and drainer unit, integrated oven and hob with stainless steel splashback and extractor over, integrated fridge/freezer, space for washing machine.

Bedroom One

10' 7" x 10' 5" ($3.23 \, \text{m} \times 3.17 \, \text{m}$) Double glazed window to side, radiator, laminate wood effect flooring.

Bedroom Two

10' 8" \times 9' 3" ($3.25m \times 2.82m$) Double glazed window to side, laminate wood flooring, radiator.

Shower Room

Double shower cubicle, wash hand basin, low level w.c., tiled floor, heated towel rail.





welcome to

Crown House Southway, Colchester

- **Upper Floor Apartment**
- Open Plan Living Accommodation
- Two Double Bedrooms
- **Shower Room**
- Close To City Centre & Station

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1205.16

Ground Rent: 463.05

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2014 Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£170,000





directions to this property:

Refer to map





view this property online williamhbrown.co.uk/Property/CCS120991



Property Ref: CCS120991 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1

postcode not the actual property



William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.